115.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,900 / 863,900
					USE VALUE:	863,900 / 863,900
					ASSESSED:	863,900 / 863,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN CHARLES D & DONNA M/TRS
Owner 2:	MARTIN FAMILY TRUST
Owner 3:	
Street 1:	20 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTIN DONNA M & CHARLES D -
Owner 2:	-
Street 1:	20 BRAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,818 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Wood Shingle Exterior and 2365 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12818.000	328,900		535,000	863,900
Total Card	0.294	328,900		535,000	863,900
Total Parcel	0.294	328,900		535,000	863,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.22 | /Parcel: 365.2

Legal Description

User Acct 74047

GIS Ref

GIS Ref

Insp Date 09/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 115.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,000	0	12,818.	535,000	864,000	864,000	Year End Roll	12/18/2019
2019	101	FV	260,100	0	12,818.	542,700	802,800	802,800	Year End Roll	1/3/2019
2018	101	FV	257,800	0	12,818.	405,100	662,900	662,900	Year End Roll	12/20/2017
2017	101	FV	257,800	0	12,818.	366,900	624,700	624,700	Year End Roll	1/3/2017
2016	101	FV	257,800	0	12,818.	351,600	609,400	609,400	Year End	1/4/2016
2015	101	FV	243,400	0	12,818.	298,100	541,500	541,500	Year End Roll	12/11/2014
2014	101	FV	243,400	0	12,818.	282,800	526,200	526,200	Year End Roll	12/16/2013
2013	101	FV	243,400	0	12,818.	269,000	512,400	512,400		12/13/2012

!8963!

PRINT

Date	Time
12/10/20	23:29:31

LAST REV

Date	Time
09/26/18	10:05:05
apro	
8963	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN DONNA M	69143-403		4/14/2017	Convenience	10	No	No		
MARTIN DONNA	26904-325		12/13/1996		99	No	No		A

USER DEFINED

Prior Id # 1:	74047
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2010	939	Shed	3,000					
4/3/2000	199	Shed	1,500	C				8X12 WOOD FRAME SH

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
1/12/2009	Meas/Inspect	336	PATRIOT
2/8/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12818		Sq. Ft.	Site		0	70.	0.60	5			Topo	-5					535,016						535,000	

Total AC/HA:	0.29426	Total SF/SM:	12818	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	535,016	Spl Credit		Total:	535,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28032780
Const Adj.:	0.98745072
Adj $ / SQ:	164.354
Other Features:	88830
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446905
Depreciation:	117983
Depreciated Total:	328922

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2					HB		

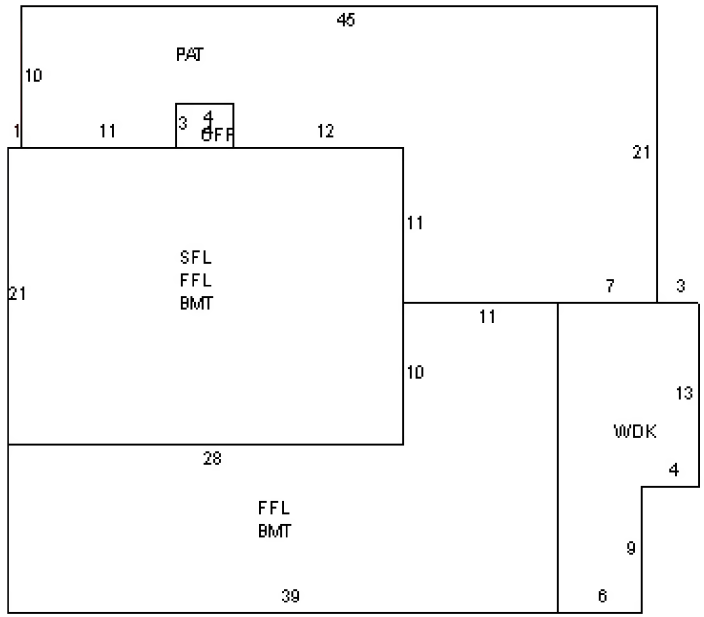
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.35
Special Features:	0	Val/Su Net:	89.77
Final Total:	328900	Val/Su SzAd	197.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,166	68.540	79,912
FFL	First Floor	1,166	164.350	191,637
PAT	Patio	636	2.800	1,783
SFL	Second Floor	500	164.350	82,144
WDK	Deck	184	11.290	2,078
OFP	Open Porch	12	43.450	521

Net Sketched Area:	3,664			Total:	358,075
Size Ad	1665.8000	Gross Are	3752	FinArea	2365

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
SFL	85				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	G	GD	2010	0.00	T	5.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc